

# PREMIER CLASS "A" MARLTON OFFICE SPACE AVAILABLE



**SAGEMORE CORPORATE CENTER  
6000 SAGEMORE DRIVE  
MARLTON, NJ 08053**



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**Wolf Commercial Real Estate**  
**[www.WolfCRE.com](http://www.WolfCRE.com)**



## PROPERTY DESCRIPTION

**Location:** Sagemore Corporate Center  
6000 Sagemore Drive  
Marlton, NJ 08053

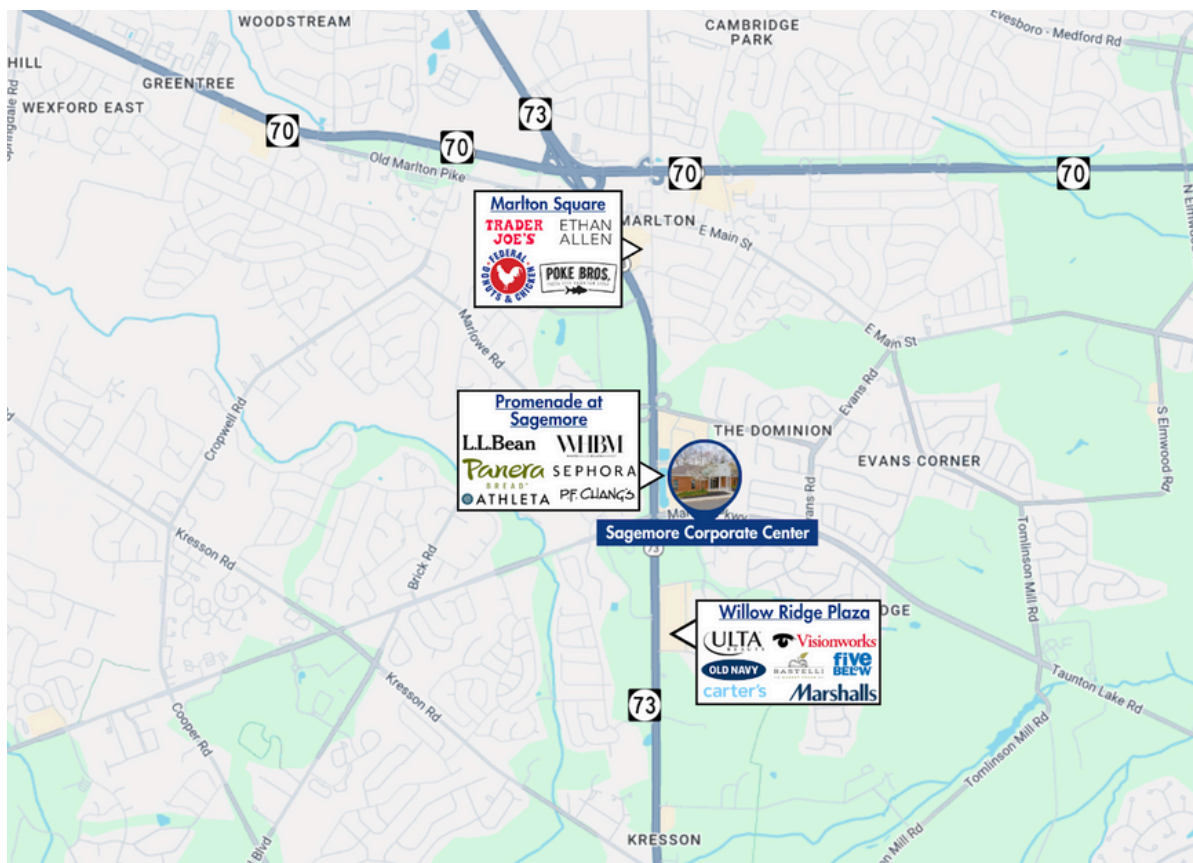
**Size/SF Available:** Suite 104: 3,320 SF  
2<sup>nd</sup> Floor: 1,805 SF

**Lease Price:** \$22.50 gross + E

## PROPERTY AREA/HIGHLIGHTS

- +/-50,000 SF class 'A' three-story corporate office building situated in a premier office park setting location
- Immediate proximity to affluent neighborhoods
- Surrounded by class 'A' office properties
- Located on heavily traveled Route 73 and minutes from Route 70, NJ Turnpike & I-295
- Close proximity to major retail destinations, including The Promenade at Sagemore, Raymour & Flanigan Plaza, Marlton Crossing, and Marlton Square

## RETAIL MAP & DEMOGRAPHICS



### POPULATION:

1 Mile: 9,707  
3 Miles: 66,655  
5 Miles: 160,294

### HOUSEHOLDS:

1 Mile: 3,883  
3 Miles: 25,579  
5 Miles: 62,164

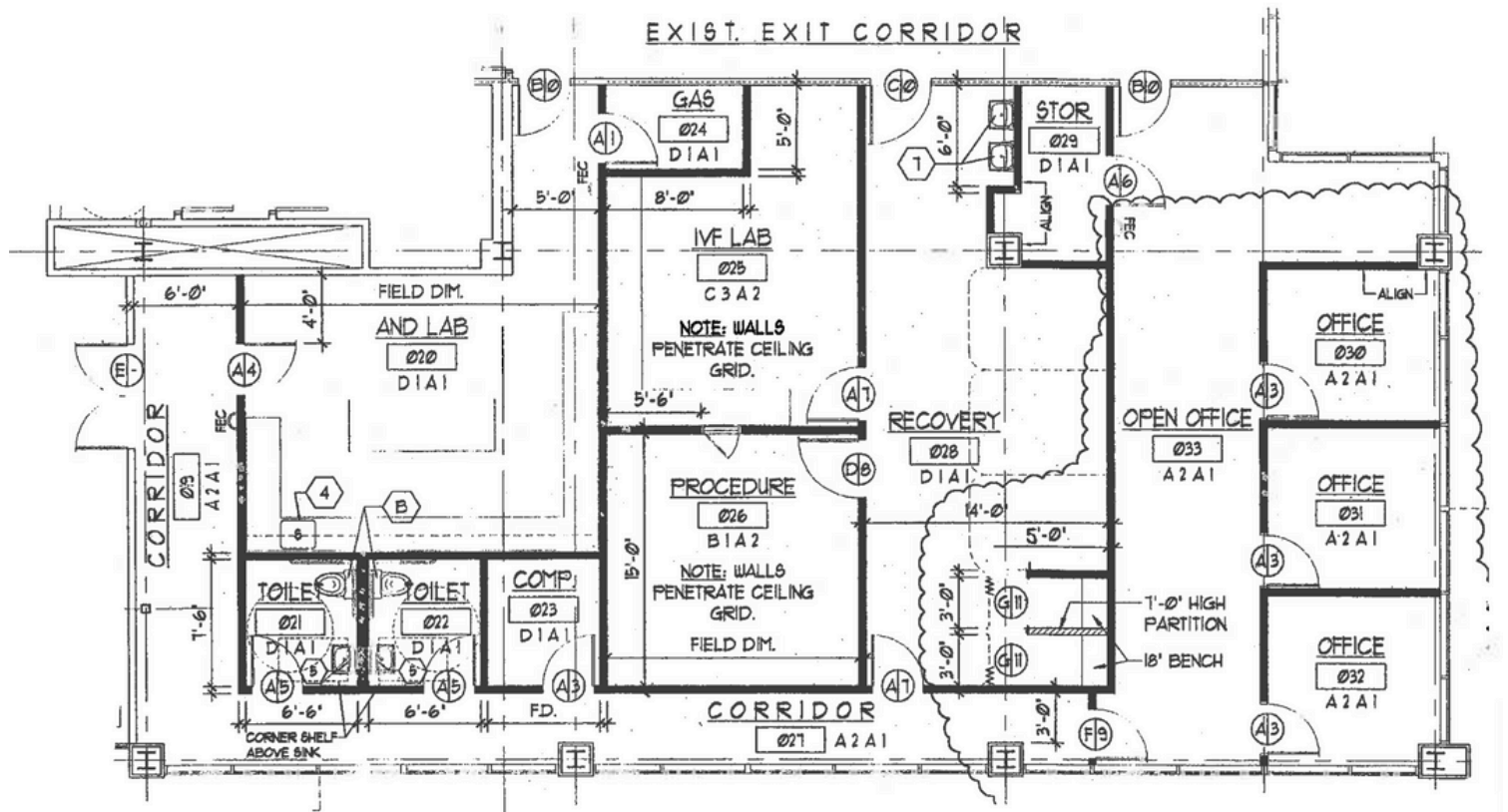
### AVERAGE INCOME:

1 Mile: \$140,058  
3 Miles: \$144,974  
5 Miles: \$140,000

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## FLOOR PLAN

Suite 104: 3,320 SF

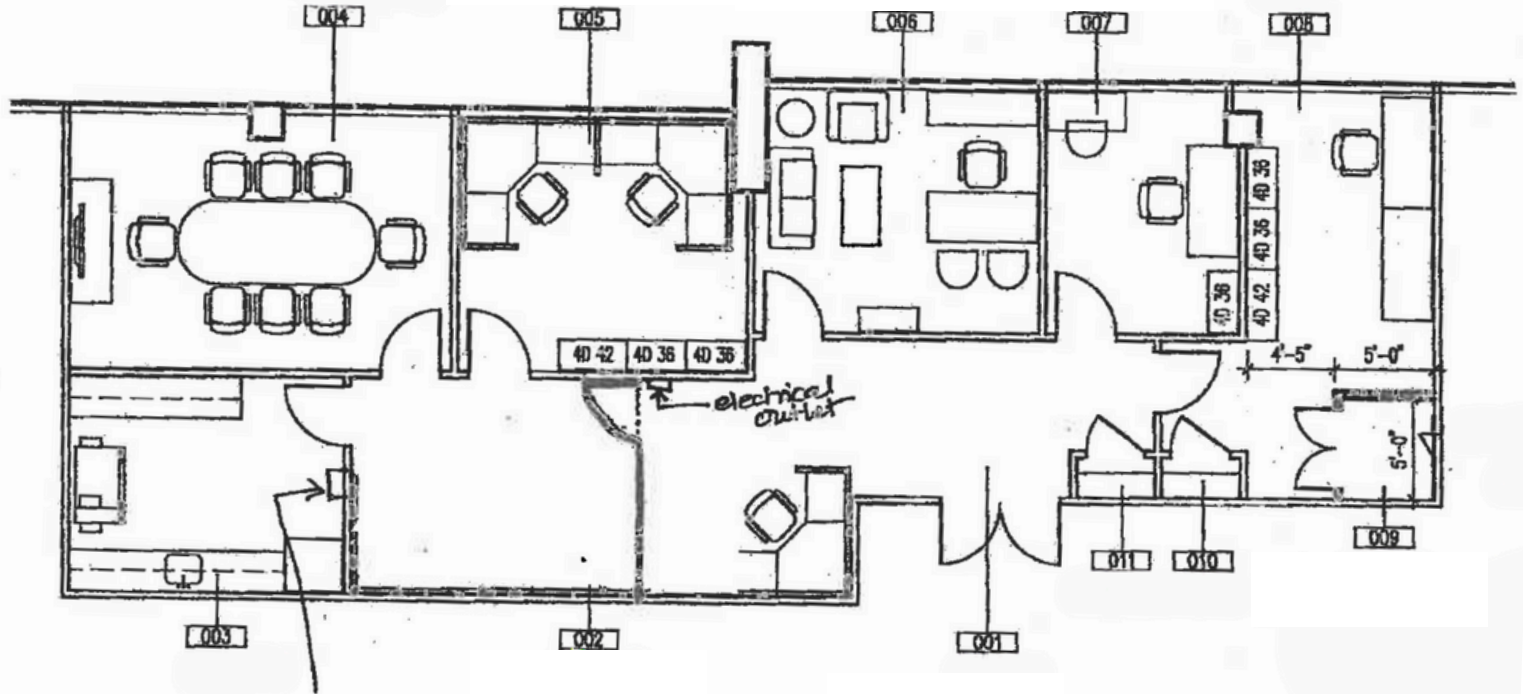


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**FLOOR PLAN**

2<sup>nd</sup> Floor: 1,805 SF



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